

285 Glebe Road, Merewether, NSW 2291

House For Sale

Thursday, 25 April 2024

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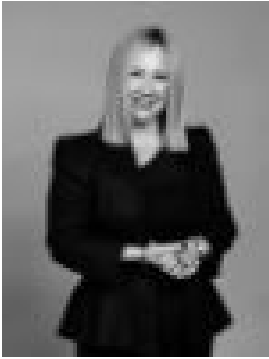
Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 640 m2

Type: House



Natalie Tonks
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Paula Ashcroft
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Price Guide on Request

Auction Location: Fort Scratchley Function Centre | 1/3 Nobbys Road, Newcastle East NSW 2300 Built in 1910, this Merewether House exudes charm and sophistication, a true reflection of its storied past. Nestled on an elevated 640.5sqm block, the home boasts 180-degree views of Merewether, Bar Beach and the city that are just as captivating during the day as they are enchanting at night. Recently restored and enhanced with a keen eye for luxury and comfort, no expense was spared in bringing this Federation beauty into the modern era creating a space that is both timeless and inviting. That essence of elegant living radiates throughout the intricately detailed interior with 10ft plaster ceilings - some of which are delicately designed - leadlight glass windows, two cast iron fireplaces, and a simply beautiful and totally bespoke whisky room complete with original 1910 whisky cabinet. Spread across formal and casual living areas, four bedrooms plus a bonus office, and three bathrooms, there's plenty of space for the whole family to carve out their own zones. The magnificent wrap-around verandah catches the ocean breeze and magical sunrises and sunsets, making it the ultimate spot for family enjoyment or hosting gatherings with friends. Nestled at the heart of the home is a spectacular kitchen featuring a waterfall marble countertop and top of the line appliances. Mealtimes turn into magic moments in the conservatory dining area, offering panoramic views, and topped off with a show-stopping turret and chandelier straight out of a period drama. As for the master suite, it's a retreat within a retreat complete with a sky-lit sitting area with bar, TV, and sound system as well as walk-in wardrobe and ensuite featuring Italian tiles, double vanity, and a wet room with separate standalone bath. Plus, you've got exclusive access to the plunge pool—because why not? And while you may never want to leave this truly beautiful home the superb location provides everything on your family's wish list. Grab your board and towel and ride your bike or drive down to the beach for an early morning surf or a swim in the ocean baths. Change up the scenery and head to harbourside Honeysuckle in just 10 minutes drive. You'll love the 1300m level stroll to The Junction precinct's lively shopping and dining scene. And medical staff from nearby Lingard Private Hospital will never tire of the four minute drive to work. Merewether House has a long history as a place to entertain having played host to high-standing local dignitaries during its lifetime. It was also reportedly once the residence of former Mayor of Newcastle, John Christian Reid. Now, it's your turn to take the reins as the fortunate new custodian of this remarkable home, ready to embrace its history and luxuries.

- Renovation and restoration completed by Nero Group Australia in 2021-
- Formal lounge (whisky room), and rumpus/family room each with gas fireplace-
- Opulent kitchen with 40mm waterfall marble top benchtops, French door fridge with bottom freezer, stainless steel Miele appliances, five burner gas cooktop, double sink and black tap fittings-
- Sky-lit master suite equipped with bar, Vintec wine fridge, walk-in robe, luxe ensuite and direct access to plunge pool-
- Three additional bedrooms plus home office/nursery-
- Main bathroom with clawfoot bath, twin vanity with brushed brass tapware, leadlight windows, new third bathroom, laundry in garage-
- Sonos smart sound system and fully integrated security/surveillance system-
- Single garage including workshop with high end epoxy resin floor, plus space for 2 additional cars within the electronically gated drive-
- Zoned ducted air conditioning-
- Established, fully landscaped gardens-
- Imported English door and window furniture, light fittings in period style-
- Some furniture and artwork available to purchase by negotiation-

2.5km/5mins – Bar Beach or Merewether Beach,
2.6km/6mins – Newcastle Interchange, 3.3km/7mins – Civic Theatre, 4km/9mins – Newcastle Grammar

OUTGOINGSCouncil rates: \$2,432 approx. per annum Water rates: \$1,875.78 approx. per annum This property is being sold under the Friendly Auction System. An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website. Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements,

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